& MRS. PRATIKSHA PRA

executions, administrators and assigns) OF THE SECOND PART. 401 209, THE ALLUITURE thereof be deemed to include his/her/their he to the context or meaning thereof be deemed to include his/her/their he Chawl, Amrut Nagar, Najur (Which expression shall unless it be repugators).

401 209, THE ALLOTTEE/S (Which expression shall unless it be repugators). VISHWASRAO Adult/s, IIIuliani Road, Nallasopara East, Dist, Palk Chawl, Amrut Nagar, Kajupada, Tulinj Road, Nallasopara East, Dist, Palk Chawl, Amrut Nagar, Kajupada, Tulinj Road, Nallasopara East, Dist, Palk MR. TANAY PRATAP VIV.

MR. TANAY PRATAP VIV. TANAY PRATAP VISHWASRAO

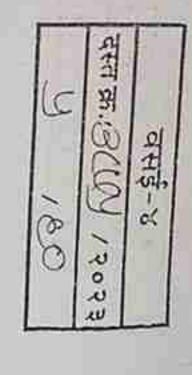
within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai admeasures about 4490 sq. mtr., lying being and situate at Village - Acho SOCIETY LTD. is the owners of land bearing S.NO. 116, Hissa No. WHEREAS the CHANDRESH VAIBHAV CO-OPERATIVE HOUSI

Virar City Municipal Corporation, Tal – Vasai and Dist. – Palghar. sq. mtr., lying being and situate at Village - Achole, within the limits of Vasa the owner of land bearing S.No. 116, Hissa No. 3, admeasures about 449 CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. become sub registrar of assurance Vasai - 3, under serial in their favour; the said conveyance deed was duly registered in the office OPERATIVE HOUSING SOCIETY LTD. have conveyanced WHEREAS Vide conveyance deed dated: --- CHANDRESH VAIBHAV ( the above saidla

Whereas the Hon'ble collector Thane vide his order

Permission in the name of owner / society. 9/NAP.SR275/88 DATED: 30/01/1989, have granted Non-Agricultura No. REV/D-1/T

Herein Permission for Proposed Residential hearing Sr.No. 116, Hissa No. 3, admeasures about 449 letts order N. Tal - Vasai and Dist. - Palghar, is granted being and situate at village - Achole, within the limits of Vas Ats order No. VVCMC/TP/CC/VP-6391/360/2021-22.



ATE:28-02-2023

ME: 15:40:19

ONTROL NUMBER: 5,53,40.

## AGREEMENT FOR SALE

partners) OF THE FIRST PART. partner or partners for the time being of the sild the repugnant to the context or meaning thereof be deemed to include the referred as "THE PROMOTER/s" (Which expression shall unless it ROAD WEST, DIST. PALGHAR-401202, MAHARASHTRA, hereinafter on this 06 GOPAL BUILDING, AMBADI ROAD, OPP. CORPORATION BANK, VASAI Act, 1932 having its PAN: AEIFS 9823 F having their office at: SHOP NO.32, ASHOKA BUILDCON, a partnership firm, registered under The Partnership ARTICLES OF AGREEMENT is made and entered into at NALLASOPARA, \_ Day of MARCH 2023, BY AND BETWEEN M/S. SHREE their survivor of the other be 10

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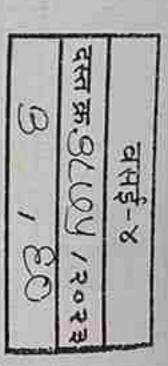
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## CHALLAN MTR Form Number-6



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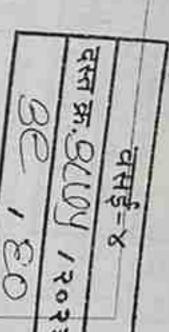
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## Maharashtra Real Estate Regulatory Authority REGISTRATION CERTIFICATE OF PROJECT

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration gggluuser gest CHANDRESH VAIBHAV , Plot Bearing / CTS / Survey / Final Plot No.:SURVEY NO.116 HISSA NO.3t

Vasal-Virar City (M Corp), Vasai, Palghar, 401202,

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2 This registration is granted subject to the following conditions, namely:-1. Shree Ashoka Buildcon having its registered office / principal place of business at Tehsil: Vasal, District: Palghar,

The promoter shall enter into an agreement for sale with the allottees;

(Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate

as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be of Interest and Disclosures on Website) Rules, 2017;

from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees,

The Registration shall be valid for a period commencing from 08/03/2022 and ending with 31/12/2025 unless the project is less than the estimated cost of completion of the project. cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of

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renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with

That the promoter shall take all the pending approvals from the competent authorities The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there

Signature valld
Digitally Signed by
Dr. Vasant Fremanand Prabhu
(Secretary, MahaRERA)
Date:08-03-2022 16:52:05

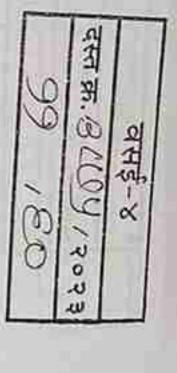
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Maharashing Real Estate X Signature and seal of the Authorized Officer State Regulatory Authority

Page: Mumbai Dated 08/03/2022



Joint



the balance of the sale consideration in the manner hereinafter appearing. admit and acknowledge) and the allotee has agreed to pay to the promoter application fee (the payment and receipt whereof the promoter both hereby agreed to be sold by the promoter to the allotee as advance payment or Only), being part/full payment of the sale consideration of the apartment to the promoter a sum of Rs.3,30,000/-(Rs. Three Lakh Thirty Thousand AND WHEREAS, prior to the execution of these presents the allotee has paid

allotee hereby agrees to purchase the apartment. this agreement and as mutually agreed upon by and between the parties, the registration act, 1908, in accordance with the terms and conditions set out in in fact these presents and also to register said agreement under the execute a written agreement for sale of said apartment with the allotee, being AND WHEREAS, under section 13 of the said act the promoter is required to

## AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY

٢ authorities or due to change in law. modifications which may adversely affect the apartment of the allotee consent in writing of the allottee in respect of variations from time to time. provided that the promoter shall have to obtain prior designs and specifications as approved by the concerned local authority and upper floors on the project land in accordance with the plans, The promoter shall construct the said building/s consisting of ground any alteration or addition required by any government

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Credit Information Bureau

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known as CHANDRESH VAIBHAV 60 - OPERATIV 34.29 Sq. Mtrs. On 10th FLOOR FLAT No. 1006, "C-D" wings, RERAKARPET area adm the promoter hereby agrees to sell to the alloree that bearing The allotee hereby agrees to purchase from the promoter and gement, Show the Socie OUSING asuring plan

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al Corporation, Tal. and situate at Village aring S.NO. 116, H.

nveyanced the above CHANDRESH VAID

ole, within the line . 3, admeasures about ING SOCIETY LTD. ler serial no. duly registered in the

S granted Non-App order No. 阳

Dist. - Palghar.

5391/360/2001 st. - Palghar, ise , within the lim 3, admeasures at idential with (

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order No VVCMC/TP/RDP/VP-6391/297/2022-23. Corporation, Tal - Vasai and Dist. - Palghar, is granted by the VVCMC vide its situate at Village - Achole, within the limits of Vasai Virar City Municipal Commercial Buildings on land bearing S.No. 116, Hissa No. 3,, lying being and The Revised Development Permission for Proposed Residential with

cost to all members of the society by the developers. area of there present holding areas in the old building will be given free of flats and shops on ownership basis in new building admeasuring developer have to provide all the existing 111 members of the society new 17/12/2021 , under Serial No. 14200/2021, on the condition that the 17/12/2021 and have of assurance said development agreement was duly registered in the office of sub registrar Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, The 4490 sq. mtr., lying being and situate at Village - Achole, within the limits of SOCIETY LTD., on land bearing S.No. 116, Hissa No. 3, admeasures about complex known as CHANDRESH VAIBHAV CO-OPERATIVE HOUSING of an area admeasuring about 4490 sq. mtrs., F.S.I. Built up in the building, Dated 17th December 2021 in favour of M/S. SHREE ASHOKA BUILDCON have executed Development Agreement Vide Development Agreement Whereas owners / society i.e. CHANDRESH VAIBHAV CO OP HSG SOC LTD, Vasai - III, under Serial executed power No. 14182/2021, of attorney equal in dated dated

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valid and binding on the parties. Whereas the development agreement and Power of Attorney is legal and

as per sanction of plan by VVCMC / TOWN 116, Hissa No. 3, admeasures about 4490 sq. mtr. luing being and situate at Village - Achole, within the limits of Vasai Visit Tity Nunktipal Corporation, Tal - Vasai and Dist. - Palghar, consisting of Ground + Upper Floors and only VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD., on land bearing S.No. /Re-Development of building, the building / complex known as CHANDRESH Commencement Certificate the present promoter have started a construction Whereas on the basis of development agreement, Power of Attorney and ALINA HUME BUINKING THE

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लिपीक 15. देव चुंद्रांक युक्क : 14. दुरवामध्ये दर्शविलंखा गोबदला 13. निर्धासित केलेले याजारमूल्य दय नांदणी फी: 12. याणारपूर्ण तक्त्यातील मार्गदर्शक सुचना क. : 11. वांधकानाचा प्रकार :- आरआरसी / इतर पक्के / अर्घे पक्के / कच्चे 10. वांधकान वर्षे 9. मजला क्रमांक œ 7. बरतात नमूद केलल्या मिळकतीचे क्षेत्रमण्यः : <u>34.29</u> <u>कारमेट</u>/पिल्टअर्प/सुपर क्रिस्टअप/ची. मीटर/प्र 5. गूल्य दर्शवभाग (ज्ञोन) : -कारपाकिंग: 2. वालुका ८ नगरकुमापन फमांक/सद्धें क./अंतिम नुखंड कमांक : निवकतीचा प्रकार :-1. दरवाचा प्रकार पुली मिन / निवासी / कापुर्सिय / दुपुर्न / और्रवाणिक / गच्या : M 24% Ch2120/41 गंधाराष्ट्र शासन- नोंदणी व मुद्रांक विमाग 18. गरलेले गुद्रांक शुक्क : -गुल्यांकल अहवाल सन 23 उदयहन सुविधा :-आहे/नाही 3. गावाचे नांव : 3300,0001 18655000 उपविभाग धरारा : सह दुयम नि पोटमाळा : अनुच्छेद छगांक Hissa Politic (Rucal) Registrar Co AND REGION OF दस्त ऋ. ८८७५ 2310001 No. 3 याची ज्यान्वये दिलेली वसई-> 256

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certificate in respect of the said building/s in accordance with the while developing "" , which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion or occup observance and performance of which only the completion of occup observance and performance of which only the completion of occup observance and the completion of the completion of the completion of occup observance and the completion of the co while developing the project land and the said building and upon while developing the project land and the said building and upon while developing the project land and the said building and upon while developing the project land and the said building and upon while developing the project land and the said building and upon while developing the project land and the said building and upon the completion upon the completion upon the completion the project land and the said building and upon the completion upon the completio and / or government which are to be observed and performed by the property and restrictions which are to be observed and the said building and and / or government has laid down certain terms, conditions, stipule AND WHEREAS while sanctioning the said plans, concerned local and whereas while sanctioning the said plans, concerned local and the said plans, concerned local and the said down certain terms, conditions from various authorized or occupancy certificate of the said building. from various authorities from time to time, so as concerned local authority concerned local authority building/s and shall obtain the balance of the said building/s and shall obtain the balance of the said building time to time, so as to obtain sections and of the said building time to time, so as to obtain concerned local authority(s) to the plans, the specifications, elemented local authority(s) to the plans, elemented local authority(s) to the plans author to obtain

Municipal Corporation, Tal - Vasai and Dist. - Palghar. being and situate at Village - Achole, within the limits of Vasai Virare bearing S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtrs, J VAIBHAV CO - OPERATIVE HOUSING SOCIETY LTD. is the annexed to agreement, in society building known as CHANDR 34.29 Sq. Mtrs. On 10th Floor, as shown in the floor plan thereofthe bearing FLAT No. 1006, "C-D" wing, RERA CARPET area admeasured AND WHEREAS the allotee has applied to the promoter for allotment of

willing to enter includes the area covered by the internal partition walls of the a appurtenant to the said apartment for exclusive use of the exclusive use of allotee or verandah area and exclusive open services shafts, exclusive balcony appurtenant to the said a apartment, not including the area covered by the external walls, areas un Mtrs. and "RERA CARPET area" means the net usable floor area of AND WHEREAS, the RERA CARPET area of the said apartment is 34.29 into this agreement and all applicable laws, are ps conditions abide by all the terms, conditions the parties relying on the confirmation, representations partment allotee, 1 terrace a

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(2)माबदना (1)विनेश चा प्रकार 3300000 केरारनामा

गावाचे नाव:

आचीळे

बार्वानिनपटटाकार आयारणी उने की पटटेदार ने (३) बाबारभाव(भाडेपस्ट्याच्या 1865500

(5) अंत्रफळ

श्रमाक(असल्यास)

(ब) भ्र-मापन,पोटड्रिन्मा ब

(6)आकारणी किया बुडी देण्यान असेल नेव्हा

पक्षत्रागांचे नाव किंटा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे (7) दस्तोवन करन देणा-या/निहन ठेवणा-या

अमन्याम,प्रतिवादिचं नाव व ाना दिवाणी त्यायालयाचा हुकुमन मा किंवा आदेश (8)दन्तांबङ करन घंणा-या गःतकाराचे व किंवा

> 1) पानिकेचे नाव:पालघर इतर वर्णन :सदिनिका ने: फ्लैंट ने.1006,मी-डी विंग, माळा ने: दहावा मजना, इसारतीचे नाव: चंद्रेश र्थभव को-औप. हो. मो. लि, रूनोंक ने: आचोळ रोड,नालासोपारा पूर्व( ( Survey Number : 116, hissa no.3 ; ) ) 1) 34.29 ची.मीटर

1): नाव:-मे. श्री अशोका बिल्डकॉन नर्फे भागीदर कर्न्द्रयालाल पी कोठारी तर्फे कु.मु. विजय सिंह | वय:-, पना:-प्लॉट ने: -, माळा ने: -, इमारतीचे नाव: -, ब्लॉक ने: ऑप ने.३०,गोपाल बिल्डिंग, अंवादी रोड, वसई नेड पश्चिम, रोड ने: -, महाराष्ट्र, ठाणे, पिन कोड:-401202 पॅन ने:-AEIFS9823F

1): नाव:-तनय प्रताप विश्वासराव -- वय:-22; पत्ता:-प्लॉट ने: -, माळा ने: -, इसारतीचे नाव: -, व्लॉक ने: रूम ने ६, साई कृपा चाळ, अमृत नगर, कटु पाडा, नालासोपारा पूर्व , रोड ने: -, महाराष्ट्र, ठाणे. पिन कोड:-40120 पॅन नं:-BWEPV5311G पिन कोड:-401209

2): नाव:-प्रतिक्षा प्रताप विश्वासराव - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नं.६, माई कृपा चाळ, अमृत नगर, कटु पाडा, नालासोपाग पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नं:-AREPV0081D नाव: -, ज्लोक न: रूम पिन कोड: 401209

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मुल्याकतम् ने विचारात घेतनता नपशीलः

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(13)याजारभावायमाणं नोदर्णाः शुल्क

(12)वाजारभावायमण मृदाव शुल्क

(11)अनुकर्नाक,खंड व पुष्ठ

(10) इस्त ने देशी केन्याचा दिनाक

(9) दन्तावत करन दिन्याचा दिनांक

मुद्रांक शुन्क आकारताना निव लेला अनुच्छेद :-(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.